



**CITY OF MADISON  
ZONING BOARD OF APPEALS  
VARIANCE APPLICATION**

**\$300 Filing Fee**

Ensure all information is typed or legibly printed using blue or black ink.

Address of Subject Property: 943 E. Dayton St. Madison, WI 53703

Name of Owner: Andrew and Jennifer Keeley Yonda

Address of Owner (if different than above): \_\_\_\_\_

Daytime Phone: 608-347-9723 Evening Phone: same

Email Address: andrewkeeleyyonda@gmail.com

Name of Applicant (Owner's Representative): same

Address of Applicant: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Description of Requested Variance: \_\_\_\_\_

We would like to divide our parcel in half so we can build a house on the empty half of our lot. Our

lot is currently 66'x132', which we would like to split into two 33'x132' lots.

Our house sits on the right half of our lot, with a driveway going exactly down the middle of the lot.

We would like to split the lot right down the middle, resulting in two 33'x132' lots, which is the same width as the

majority of the lots on our block (see attached document). The driveway had a right of way established by 1929,

(see attached document 511357) but no house was ever built on the left side.

*(See reverse side for more instructions)*

**FOR OFFICE USE ONLY**

Amount Paid: \$300  
Receipt: 43661-0016  
Filing Date: 4/26/18  
Received By: JLK  
Parcel Number: 0709-131-1927-2  
Zoning District: FR-C4  
Alder District: 2-Ledell Zellers

Hearing Date: \_\_\_\_\_  
Published Date: \_\_\_\_\_  
Appeal Number: \_\_\_\_\_  
GQ: \_\_\_\_\_  
Code Section(s): 28.045 (2)  
28.131 (1) (a) 2.

# Standards for Variance

**The Zoning Board of Appeals shall not grant a variance unless it finds that the applicant has shown the following standards are met:**

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

Of the 326 residential lots on Mifflin and Dayton Streets between Blair St. and the Yahara river, ours is the only lot which is prevented by zoning rules from being divided into two 33' lots (see documents attached). Of these 326 lots, 18 are zoned TR-C4 (including ours), and just two of these 18 are wider than 60', one of them being ours and the other one being a multi-unit apartment building which would have to be torn down in order to divide the lot.

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2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

Current zoning is intended to prevent lots from being too small or inconsistent with the neighborhood, but we are not trying to create unusually small lots. This lot division would result in two parcels which are the same exact size (4,356') or larger than the majority of the other parcels in the neighborhood.

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3. For an area (setbacks, etc) variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

We might need to tear down structures that are in good condition in order to meet all the setback requirements.

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4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.

For many decades this lot was zoned such that dividing it in half would have been allowed (in fact it may have been two separate lots at one point, see additional documentation). There are several similar lots in our neighborhood (including one across the street and one being our backyard neighbor) which are 66 feet wide and are zoned TR-V1, meaning that they could divide their lots without a variance.

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5. The proposed variance shall not create substantial detriment to adjacent property.










The division of the parcel itself should have no direct effect on adjacent properties, though it would allow for the possibility then of a house being built on the property, but that house would of course have to follow all relevant ordinances. The new house would be constructed between our current house and the back yards of several houses on Brearly St., so it should not be a detriment to those houses.

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6. The proposed variance shall be compatible with the character of the immediate neighborhood. Since the majority of the lots in our neighborhood are between 30 and 36 feet wide, this variance will create two 33 foot lots that are compatible with the character of the neighborhood. Additionally, our intention, if this lot division is approved, is to build a single family home, which will also blend with the neighborhood and is in line with the goals of the Tenny-Lapham neighborhood.
-

# Application Requirements

Please provide the following Information (Please note any boxes left uncheck below could result in a processing delay or the Board’s denial of your application):

	<b>Pre-application meeting with staff:</b> Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. <b>Incomplete applications could result in referral or denial by the Zoning Board of Appeals.</b>
	<b>Site plan,</b> drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan (Maximum size for all drawings is 11" x 17"): <input type="checkbox"/> Lot lines <input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines <input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance <input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features <input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred) <input type="checkbox"/> North arrow
	<b>Elevations</b> from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s). (Maximum size for all drawings is 11" x 17")
	<b>Interior floor plan of existing and proposed structure,</b> when relevant to the variance request and required by Zoning Staff (Most additions and expansions will require floor plans). (Maximum size for all drawings is 11" x 17")
	<b>Front yard variance requests only.</b> Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
	<b>Lakefront setback variance requests only.</b> Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
	<b>Variance requests specifically involving slope, grade, or trees.</b> Approximate location and amount of slope, direction of drainage, location, species and size of trees.
	<b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.
	<b>CHECK HERE.</b> I have been given a copy of and have reviewed the standards that the Zoning Board of Appeals will use when reviewing applications for variances.

Owner’s Signature: AKZ Date: 4/26/18

------(Do not write below this line/For Office Use Only)-----

<h2><b><u>DECISION</u></b></h2>
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ (is) (is not) in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.
The Zoning Board of Appeals: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved
<b>Zoning Board of Appeals Chair:</b>
<b>Date:</b>

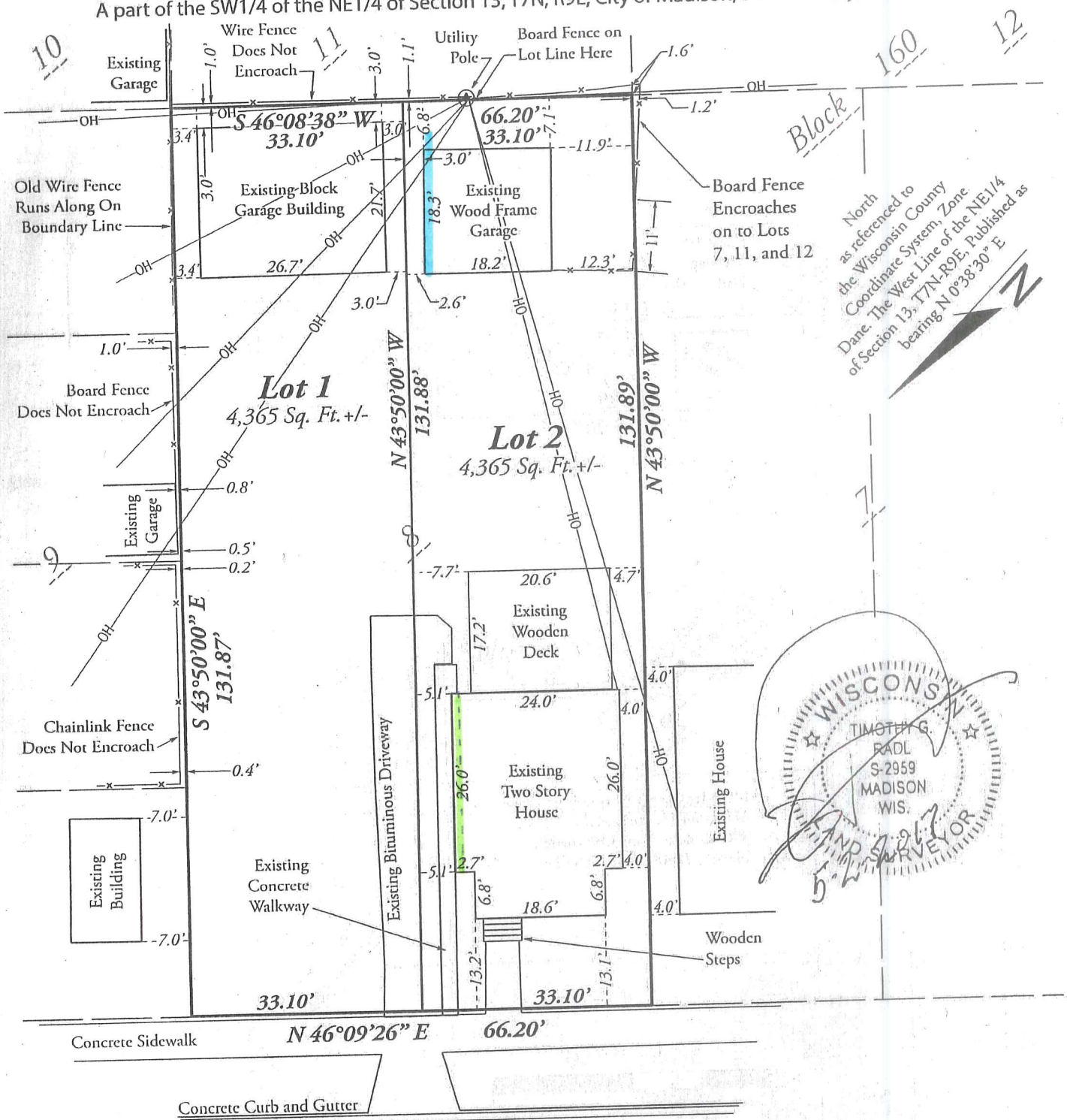
Two story single - family home - Lot division to create developable lot  
 Lot width  
 40.0' Required  
 33'± Provided  
 7.0'± Variance

side yard setback, Ex. House  
 6.0' Required  
 5.1' Provided  
 0.9' Variance

Lot Line Setback, Ex. Detached  
 0.75x House Lot  
 3.0' Required  
 2.6' Provided  
 0.4' Variance

**CERTIFIED SURVEY MAP #**

A part of the SW1/4 of the NE1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin.



Note: See sheet 3 for more complete surveying and boundary data.

**Legend**

- Overhead Utility Lines —OH—
- Existing Fence as Noted —x—
- Existing Utility Pole ⊙

Scale: 1"=20'

*E. Dayton Street*

Block 161

Document # \_\_\_\_\_  
 Certified Survey Map # \_\_\_\_\_ Vol. \_\_\_\_\_ Page \_\_\_\_\_

Sheet 4 of 4

A map showing a grid of streets and lots. The streets shown include E John St, N Brearly St, E Dayton St, E Mirrin St, Brearly St, N Paterson St, and Dayton St. A diagonal road, likely Brearly St, runs from the top right to the bottom left. A road labeled '151' is also visible. The lots are colored in shades of yellow, green, and purple. A specific lot is highlighted in orange and labeled 'our lot'. Lot widths are indicated by numbers: 33', 41', and 66'.

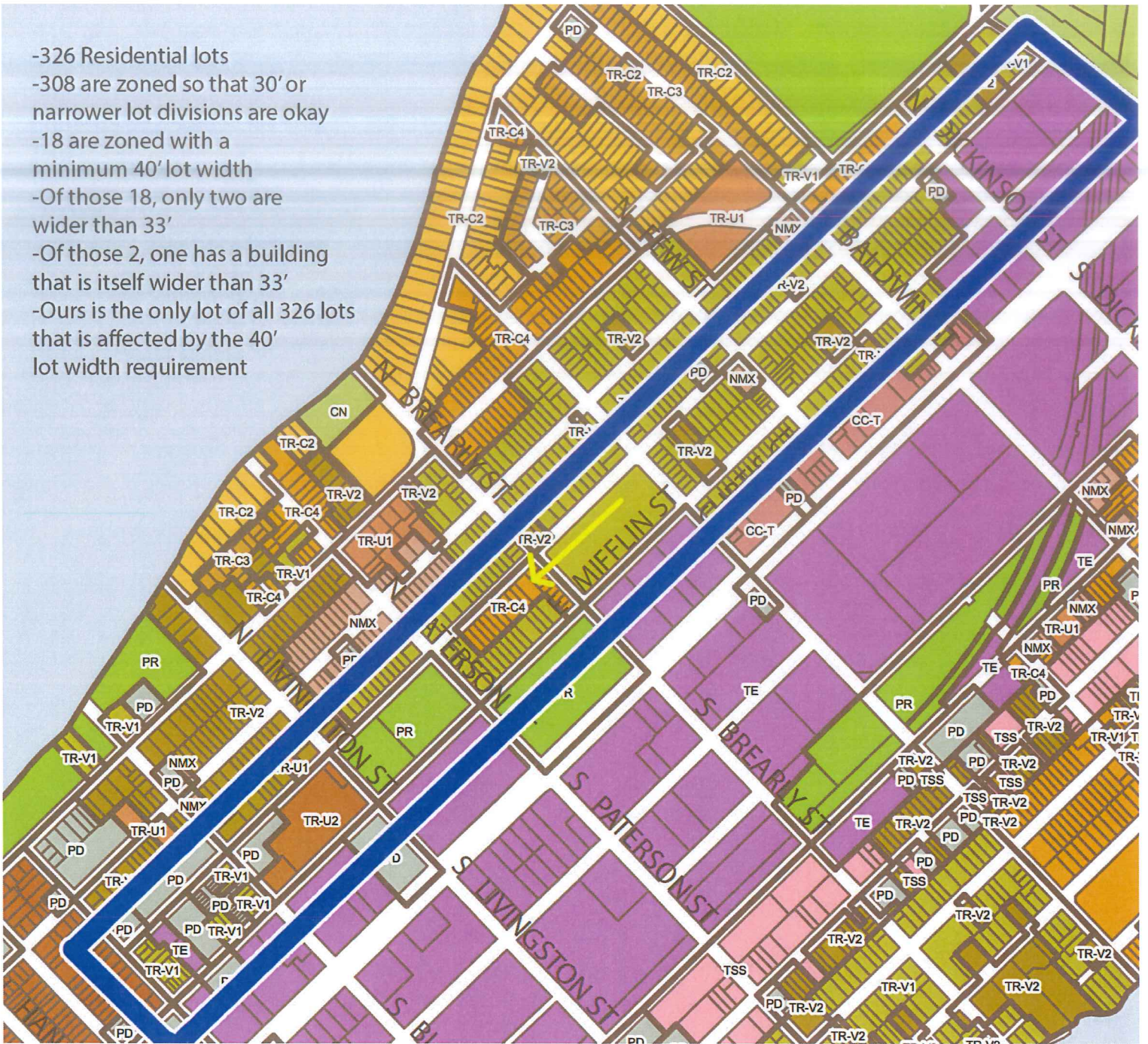
**Lot widths of TR-C4 zoned lots in our immediate neighborhood**

18 of these 21 lots are 33' wide. One lot is 41', and two lots are 66' wide, including ours. Ours is the only lot in this area that could be divided in half without tearing down an existing structure.

La pham  
Elementary  
School

Reynolds Park

- 326 Residential lots
- 308 are zoned so that 30' or narrower lot divisions are okay
- 18 are zoned with a minimum 40' lot width
- Of those 18, only two are wider than 33'
- Of those 2, one has a building that is itself wider than 33'
- Ours is the only lot of all 326 lots that is affected by the 40' lot width requirement



- Shows driveway right of way in 1929

This Indenture, Made this 28th day of May, A. D., 1929, between John G. McKenna, Selena McKenna, his wife; Clarence McKenna and Hattie McKenna, his wife; Agnes Hurst, Jennie Connell, and Minnie Hamm, part 1ES of the first part, and

Janet Connell

Antoine Forster and Josephene Forster, husband and parties of the second part, and wife and to the survivors of them. Witnesseth, That the said parties of the first part, for and in consideration of the sum of Eleven Hundred Dollars (\$1,100.00)

to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said parties of the second part, their heirs and assigns forever, the following described real estate, situated in the County of Dane and State of Wisconsin, to-wit: The Southwest one-half (SW 1/2) of Lot Eight (8), Block One Hundred Sixty (160) according to the recorded plat thereof; together with a right of way over a strip of land four (4) feet wide off the northeast half (NE 1/2) of said lot running back one hundred (100) feet from the inside of the sidewalk. Second parties agree that first parties shall have a right of way the same width and depth over the Southwest half (SW 1/2) of said lot, said drive so established to be used in common by the owners of each half of said lot. All in the city of Madison.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said parties of the second part, and to their heirs and assigns FOREVER.

And the said John G. McKenna and Selena McKenna, his wife; Clarence McKenna and Hattie, his wife; Agnes Hurst, Jennie Connell and Minnie Hamm.

for themselves and their heirs, executors and administrators, do covenant, grant, bargain, and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the ensembling and delivery of these presents, well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, and that the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seal this 28th day of May, A. D., 1929

SIGNED AND SEALED, IN PRESENCE OF Bessie J. Linnell, Jessie M. Johnson

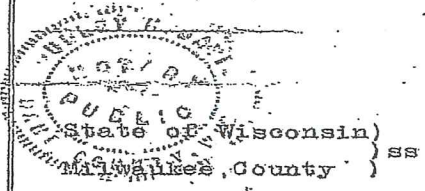
Selena McKenna (Seal), Hattie McKenna (Seal), Minnie Hamm (Seal), Janet Connell (Seal), Agnes Hurst (Seal)

State of Wisconsin, Dane County, ss.

Personally came before me, this 28th day of May, A. D., 1929 the above named John G. McKenna and Selena McKenna, his wife; Clarence McKenna and Hattie McKenna, his wife

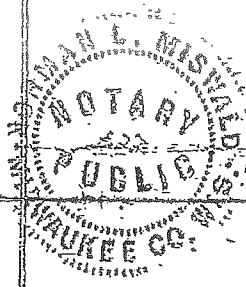
to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, My commission expires June 30, A. D. 1930



Personally came before me, this 15 day of June, A. D., 1929, the above named Agnes Hurst, Jennie Connell and Minnie

Hamm, to me known to be the persons who executed the foregoing instrument and acknowledged the same.



RECORDED  
JAN 10 1930  
At 1:45 o'clock P.M.

*Herman L. Miskwald*

Notary Public, Milwaukee County, Wis.

My commission expires 7/26 A. D., 1931.



REAL ESTATE DESCRIPTION		PHOTOGRAPH		DATE	LOT PLAN	1 Division = <u>    </u> ft.
Parcel No. <u>02585000</u>	OWNER AND DESCRIPTION <u>146-15 Howard E. Loy</u> <u>943 E. Dayton St.</u> <u>Madison 3, Wis.</u>	Lot <u>8</u>	Block <u>160</u>			
Orig Plat		<u>5/80</u>				
		INTERIOR CONDITION				
		Paint	Good <input checked="" type="checkbox"/>	Needs Repair		
		Windows	" <input checked="" type="checkbox"/>	" "		
		Eave Troughs	" <input checked="" type="checkbox"/>	" "		
		Roof	" <input checked="" type="checkbox"/>	" "		
		INTERIOR CONDITION				
		Plaster	Good <input checked="" type="checkbox"/>	Needs Repair		
		Paint	" <input checked="" type="checkbox"/>	" "		
		KITCHEN	New <input checked="" type="checkbox"/>	Old <input checked="" type="checkbox"/>		
		HEAT		INSULATION		
		Furnace	Registers	Walls	Ceiling	
		Boiler	Radiators	HOT WATER HEATER		
		WIRING		Good <input checked="" type="checkbox"/> Poor <input type="checkbox"/>		
		Fixtures	Outlets	WATER SOFTENER		
		Conduit	Knob & Tube	Good <input checked="" type="checkbox"/> Poor <input type="checkbox"/>		
		PLUMBING		FLOOR PLAN		
		Old	New	Good	Poor	

2800.77  
66  
Lot Size:      width x      depth  
     width x      depth

DATA MAY BE OBSOLETE

RECORD OF TRANSFERS IN OWNERSHIP								
Date	Vol.	Page	Conv.	Stamps	Consid.	From	To	Address
<u>4/1/53</u>	<u>29</u>	<u>91</u>	<u>285</u>	<u>79</u>		<u>H. E. Loy - North</u>	<u>Howard E. Loy</u>	<u>146-15 Dayton - 160-172-11</u>

LAND VALUE FACTORS			
ZONING	IMPROVEMENTS	STREET	TOPOGRAPHY
Residential <u>R4</u>	Water <input checked="" type="checkbox"/>	Curbs <input checked="" type="checkbox"/>	Level <input checked="" type="checkbox"/>
Commercial	Sewer <input checked="" type="checkbox"/>	Blacktop <input checked="" type="checkbox"/>	Slope <input type="checkbox"/>
Industrial	Gas <input checked="" type="checkbox"/>	Concrete <input checked="" type="checkbox"/>	High <input type="checkbox"/>
Agriculture	Sidewalk <input checked="" type="checkbox"/>	Gravel <input checked="" type="checkbox"/>	Low <input type="checkbox"/>
Landscaping _____			
Distance from: Bus Line _____ Grade School _____ High School _____			
Shopping Center _____ City Center _____ Church _____			
Neighborhood: Age _____ Exec. <input type="checkbox"/> Good <input type="checkbox"/> Avg. <input type="checkbox"/> Poor <input type="checkbox"/> Improving <input type="checkbox"/> Declining <input type="checkbox"/>			

RENTAL DATA		COMPUTATION OF LAND VALUE		
Year		Year 1969	Year	Year
No. of Apts	Width	<u>33</u>		
Other Units	Front Ft. Value	<u>70</u>		
Gross Rent	Value Full Depth	<u>485</u>		
Operating Exp.	Depth Factor	<u>1.03</u>		
Net Income	Adj. Value	<u>475</u>		
AREA LAND COMPUTATION		Triangle Factor		
<u>4556.00</u>	<u>8712.00</u>	Cor. Infl.		
<u>5180</u>	<u>5180</u>	Acreage	<u>3800/125</u>	
		TOTAL	<u>2380</u>	<u>4750</u>

PERMIT RECORD			INTERIOR INSPT'D	
Date	Type	Amount	Date	By
			<u>5/10/71</u>	<u>KT</u>
			<u>12/15/71</u>	<u>KT</u>
			<u>10/16/81</u>	<u>Kan</u>

REMARKS: 5/80 - 0709-131-1927-4 combined w/ this parcel per zoning LETTER 9/30/81.

1961	1980
INDEX	combine
<u>1,950</u>	<u>33,100</u>
<u>8,250</u>	<u>39,800</u>

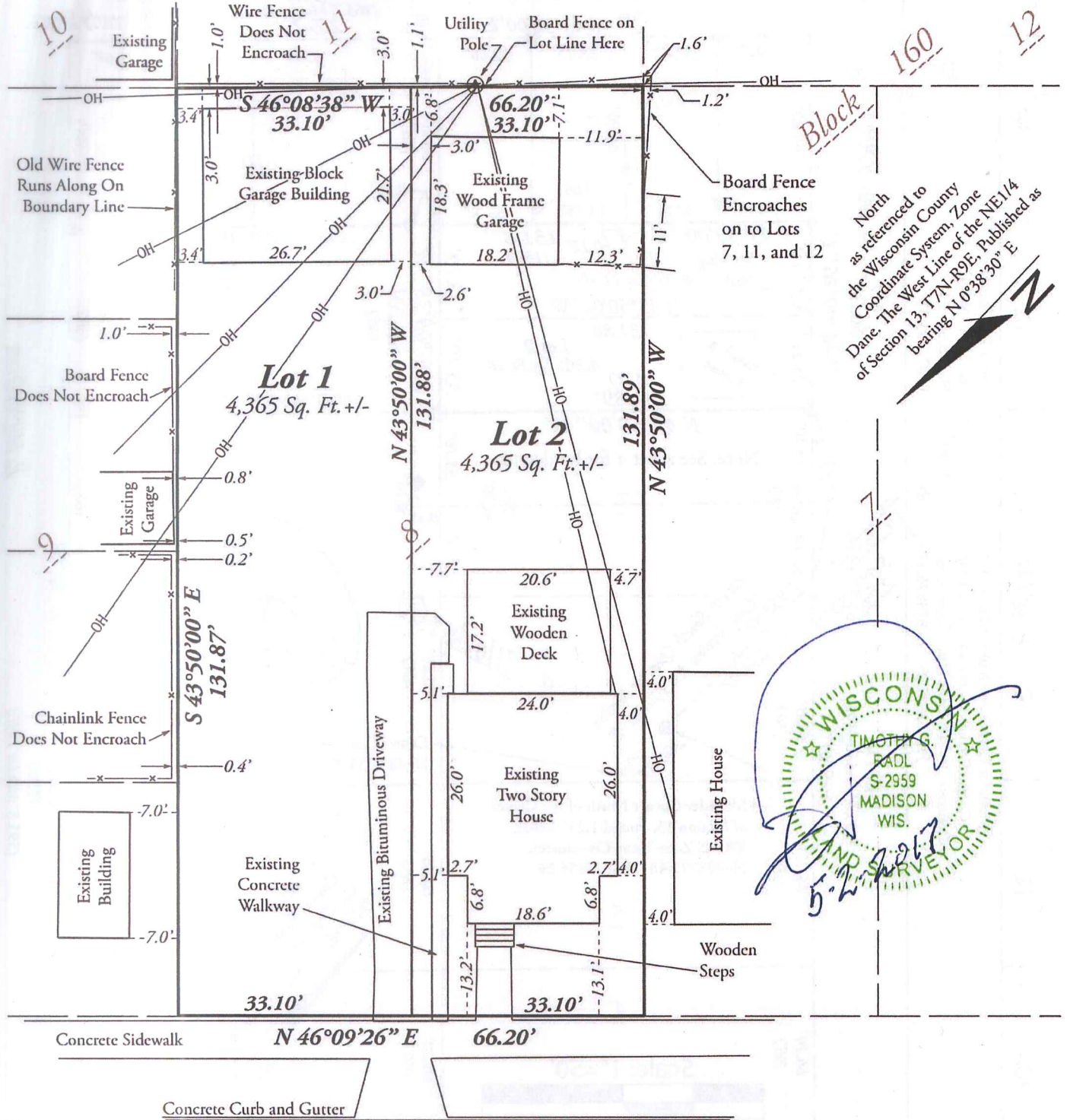
GENERAL INFORMATION: Original Cost: Date \_\_\_\_\_ Land \_\_\_\_\_ Bldgs. \_\_\_\_\_  
Appraisal: Date \_\_\_\_\_ Amt. \_\_\_\_\_ by \_\_\_\_\_ Owners Est.: Date \_\_\_\_\_ Amt. \_\_\_\_\_  
Asking Price: Date \_\_\_\_\_ Amt. \_\_\_\_\_ Offer: Date \_\_\_\_\_ Amt. \_\_\_\_\_  
Fire Insurance: Year \_\_\_\_\_ Amt. \_\_\_\_\_ Mortgage: Year \_\_\_\_\_ Amt. \_\_\_\_\_

CONTINUOUS RECORD OF CHANGES IN ASSESSMENT													
YEAR	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1970	1971	
Assessed by / Reviewed by													
Land Assessment		<u>1200</u>								<u>5100</u>		<u>2400</u>	<u>5</u>
Improvement Assessment		<u>5000</u>	<input checked="" type="checkbox"/>							<u>5000</u>	<input checked="" type="checkbox"/>	<u>8000</u>	<u>2400</u>
TOTAL		<u>6200</u>								<u>7400</u>		<u>10400</u>	<u>10400</u>
YEAR	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	
Assessed by / Reviewed by													
Land Assessment		<u>2300</u>	<u>2500</u>	<u>2500</u>	<u>3800</u>		<u>3800</u>	<u>515</u>	<u>4800</u>			<u>2400</u>	<u>2400</u>
Improvement Assessment		<u>9000</u>	<u>9800</u>	<u>10900</u>	<u>18100</u>	<input checked="" type="checkbox"/>	<u>20600</u>	<u>23000</u>	<u>25800</u>			<u>13400</u>	<u>10400</u>
TOTAL		<u>11300</u>	<u>12300</u>	<u>13400</u>	<u>21900</u>		<u>24400</u>	<u>27800</u>	<u>30600</u>			<u>47500</u>	<u>10400</u>
		<u>17500</u>	<u>19000</u>	<u>20700</u>									<u>combined 10400</u>

Showing that it would be 2 lots

# CERTIFIED SURVEY MAP # \_\_\_\_\_

A part of the SW1/4 of the NE1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin.



North as referenced to the Wisconsin County Coordinate System, Zone Dane. The West Line of the NE1/4 of Section 13, T7N-R9E, Published as bearing  $N 0^{\circ}38'30'' E$

Note: See sheet 3 for more complete surveying and boundary data.

**Legend**

- Overhead Utility Lines —OH—
- Existing Fence as Noted —x—
- Existing Utility Pole (⊙)

Scale: 1"=20'

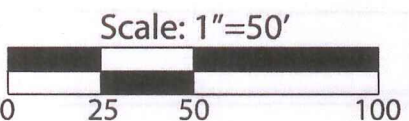
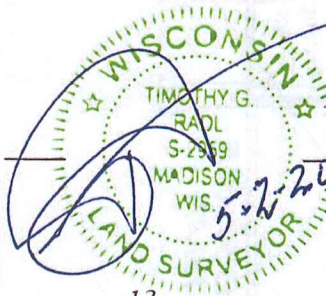
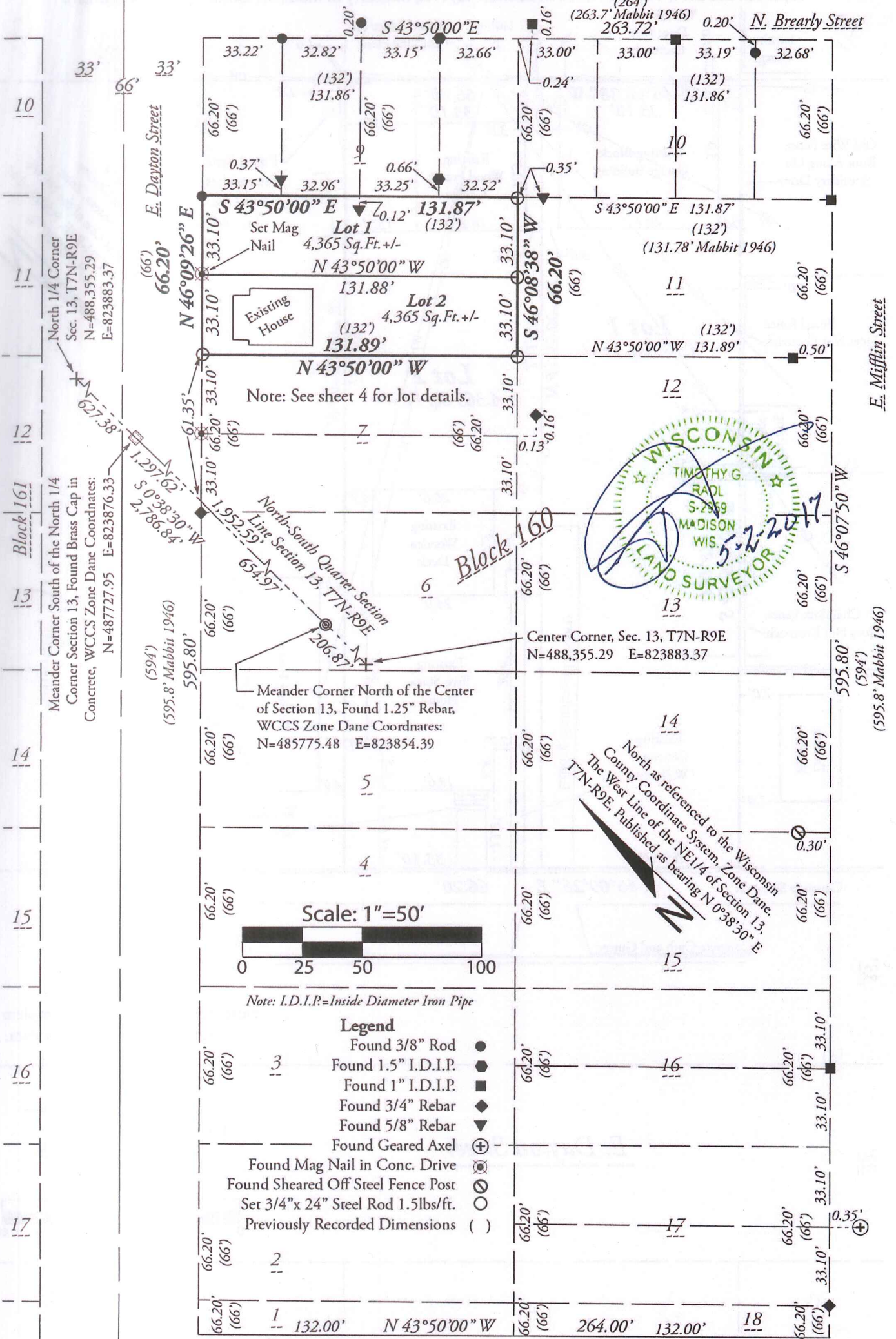
*E. Dayton Street*

Block 161

Document # \_\_\_\_\_  
 Certified Survey Map # \_\_\_\_\_, Vol. \_\_\_\_\_, Page \_\_\_\_\_

# CERTIFIED SURVEY MAP # \_\_\_\_\_

A part of the SW1/4 of the NE1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin.



- Note: I.D.I.P.=Inside Diameter Iron Pipe
- Legend**
- Found 3/8" Rod ●
  - Found 1.5" I.D.I.P. ●
  - Found 1" I.D.I.P. ■
  - Found 3/4" Rebar ◆
  - Found 5/8" Rebar ▼
  - Found Geared Axel ⊕
  - Found Mag Nail in Conc. Drive ⊗
  - Found Sheared Off Steel Fence Post ⊙
  - Set 3/4"x 24" Steel Rod 1.5lbs/ft. ○
  - Previously Recorded Dimensions ( )

**CERTIFIED SURVEY MAP # \_\_\_\_\_**

All of Lot 8, Block 160, Original (Pritchette) Plat of Madison, being a part of the SW1/4 of the NE1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin.

**Consent of Mortgagee**

River Valley Bank, duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this plat, and does hereby consent to the above certificate of Andrew J. Keeley Yonda, and Jennifer A. Keeley Yonda, owners..

\_\_\_\_\_  
Name \_\_\_\_\_, River Valley Bank.  
Title \_\_\_\_\_

**State of Wisconsin )**  
**County of Dane ) ss** Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017 the  
above named officer of River Valley Bank, \_\_\_\_\_, to me known  
as the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_, WI  
My Commission Expires: \_\_\_\_\_

**Madison Common Council Certificate**

Resolved, that this Certified Survey Map, located in the City of Madison, was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the city of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk  
City of Madison, Dane County, Wisconsin



Surveyed for: Mr. Andrew J. Yonda  
943 E. Dayton St.  
Madison, WI 53703

Surveyed by Red Oak Land Surveying LLC  
313 Waverly Pl.  
Madison, WI 53705

**City of Madison Plan Commission Certificate**

Approved for recording per the Secretary of the City of Madison Plan Commission.

**Red Oak**   
**Land Surveying LLC**  
(608)233-3142  
redoakls.com  
redoakls@redoakls.com  
Serving southern Wisconsin  
from Madison's near west side.

\_\_\_\_\_  
Name \_\_\_\_\_, Secretary, Plan Commission

**CERTIFIED SURVEY MAP # \_\_\_\_\_**

All of Lot 8, Block 160, Original (Pritchette) Plat of Madison, being a part of the SW1/4 of the NE1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin.

**Surveyor's Certificate**

I, Timothy G. Radl, Professional Surveyor, hereby certify:

I have surveyed, divided and mapped a part of the Southwest 1/4 of the Northeast 1/4 of Section 13, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

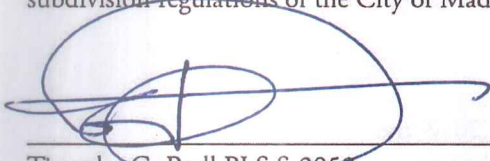
All of Lot 8, Block 160, Original Plat (Pritchette) of Madison, containing 8,730 square feet of land more or less.

That I have made such survey, land division, and map by the direction of Andrew J. Keeley Yonda and Jennifer A. Keeley Yonda, owners of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison in surveying and mapping the same.





Timothy G. Radl PLS S-2959

Dated this 2 day of MAY, 2017

**Owner's Certificate**

As owners, we, Andrew J. Keeley Yonda and Jennifer A. Keeley Yonda, do hereby certify that we caused the land described on this map to be surveyed, divided, and mapped as shown,

We also certify that the map is required to be submitted to the City of Madison for approval.

\_\_\_\_\_ Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017  
Andrew J. Keeley Yonda

\_\_\_\_\_ Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017  
Jennifer A. Keeley Yonda

**State of Wisconsin )**

**County of Dane ) ss** Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017 the above named \_\_\_\_\_ and \_\_\_\_\_, to me known as the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_ Notary Public, \_\_\_\_\_, WI  
My Commission Expires: \_\_\_\_\_

Surveyed for: Mr. Andrew J. Yonda  
943 E. Dayton St.  
Madison, WI 53703

Surveyed by Red Oak Land Surveying LLC  
313 Waverly Pl.  
Madison, WI 53705

Notes:  
Fieldwork performed on April 19, 2017  
  
This survey subject to all easements and agreement recorded and unrecorded.

**Red Oak**   
**Land Surveying LLC**  
(608)233-3142  
redoakls.com  
redoakls@redoakls.com  
Serving southern Wisconsin  
from Madison's near west side.

**Register of Deeds Certificate**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps of Dane County on pages \_\_\_\_\_ & \_\_\_\_\_

\_\_\_\_\_  
Kristi Chlebowski, Register of  
Deeds Dane County, Wisconsin